

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of October 11, 2022**

The Goshen Redevelopment Commission met in a regular meeting on October 11, 2022 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

### **CALL TO ORDER/ROLL CALL**

The meeting was called to order by Vice President Brian Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brianne Brenneman, Brian Garber, Andrea Johnson, Brett Weddell and Bradd Weddell  
Absent: None

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the minutes of the September 13, 2022 regular meeting.

The motion was adopted unanimously.

### **ELECTION OF OFFICERS**

Commissioner Weddell nominated Commissioner Garber for President of the Goshen Redevelopment Commission and Commissioner Brenneman seconded. The nominations were closed and the motion was adopted unanimously and Commissioner Garber was elected President of the Goshen Redevelopment Commission.

Commissioner Weddell nominated Commissioner Johnson for Vice President of the Goshen Redevelopment Commission and Commissioner Brenneman seconded. The nominations were closed and the motion was adopted unanimously and Commissioner Johnson was elected Vice President of the Goshen Redevelopment Commission.

Commissioner Weddell nominated Commissioner Brenneman as Secretary of the Goshen Redevelopment Commission and seconded by Commissioner Johnson. The nominations were closed and the motion was adopted unanimously and Commissioner Brenneman was elected Secretary of the Goshen Redevelopment Commission.

### **PRESENTATION**

American Structurepoint – Housing Study and Development Analysis

(2:20) Becky Hutsell, Redevelopment Director, recapped the Housing Study process. These are conceptual plans only and general infrastructure costs.

Matthew O'Rourke, American Structurepoint, presented a power point on the information in the packet. He talked of the how many units will be needed in Goshen. Mr. O'Rourke also talked about the types of housing from single family, apartments and townhomes. A financial review of the infrastructure costs and property taxes that would be generated.

## **NEW BUSINESS**

**Resolution 53-2022** – Resolution of the Goshen Redevelopment Commission Pledging TIF Revenues for the Indiana Avenue Apartment Project

(33:00) Becky Hutsell, Redevelopment Director, this establishes this as its own allocation area and as part of the development agreement, we agreed to pledge 75% of TIF generated back to bond repayment for a 20 year period. This is the official document confirming that agreement.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 53-2022.

The motion was adopted unanimously.

**Resolution 54-2022** – Resolution Terminating the Agreement with Millrace Townhomes, LLC

A request was made to table Resolution 54-2022 and Resolution 55-2022. A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to table Resolution 54-2022 and Resolution 55-2022 until November meeting.

The motion was adopted unanimously.

**Resolution 55-2022** – Resolution Terminating the Agreement with River Art, LLC

Resolution tabled to November meeting.

## **DISCUSSION**

**Use of 210 West Washington Street for Storage for Clerk Treasurer's Office**

(41:00) Becky Hutsell, Redevelopment Director, stated a memo was provided in the packet from the Clerk Treasurer. The Commission recently purchased this property. There are two units, the lower was the chiropractor office with a rental unit upstairs. Tenant will vacate by March 31, 2023.

Richard Aguirre, Clerk Treasurer, the Clerk Treasurer's office is required by Indiana law to maintain a wide range of records and we are out of room to store them. Other options have been explored for storage and none have panned out. He feels this would be a short term solution and wants to get away from renting private space. Clerk Treasurer's office will pay the utilities.

Discussion and questions regarding the record storage.

Becky Hutsell stated that an agreement will be brought back to the Commission for approval.

## **APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve the register of claims to a new amount of \$550,865.92

The motion was adopted unanimously.

## **MONTHLY REDEVELOPMENT STAFF REPORT**

Commissioner Brett Weddell asked Ms. Hutsell about the status of the RFP from 233 South Main Street and Ms. Hutsell stated it was in process.

## **OPEN FORUM**

Becky Hutsell, Redevelopment Director, the property at 323 South 6<sup>th</sup> Street was sold to David Stump along with 211 W Madison Street. Mr. Stump came to the Commission asking for an amendment to his agreement to keep the home at 323 S 6<sup>th</sup> Street two units. An amended agreement was approved by the

Commission to allow the home to stay as two units as long as owned by current owner. There is a \$25,000 mortgage held on the property until it becomes one unit.

(49:30) Tim Hochstetler, 313 South 6<sup>th</sup> Street, interested in purchasing 323 South 6<sup>th</sup> Street and is asking if he could get an extension on turning home into single family home for 5-10 years.

Questions and discussion between Commission members, staff and Mr. Hochstetler.

(57:00) Larry Gautsche asked about zoning variances regarding 323 South 6<sup>th</sup> Street. Mr. Barkes replied this is not a zoning change.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for November 8, 2022 at 3:00 p.m.

**ADJOURNMENT**

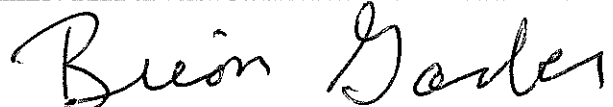
A motion was made by Commissioner Brenneman and seconded by Commissioner Johnson to adjourn the meeting.

The motion was adopted unanimously.

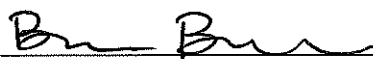
The regular meeting was adjourned at 4:00 p.m.

**APPROVED** on October 11, 2022

**GOSHEN REDEVELOPMENT COMMISSION**



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Brian Garber, President



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Brianne Brenneman, Secretary